

P&Z / BUILDING DEPARTMENT JANUARY 2017 MONTHLY REPORT

P&Z COMMISSION MEETING JANUARY 24, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, John Reeves, and Derryll Anderson

Staff members present: Director of Planning and Zoning Jahnee Prince, Senior Planner Julie Brown, City Planner La Shawn Gardiner, Planner Reginald James, Deputy City Clerk Valerie Glass

1. Approval of minutes from January 10, 2017 Called Meeting. – Motion to Approve – Collins, Second Renfroe. *Approved unanimously.*

OLD BUSINESS

2. Fayette Ventures, LLP., Hwy 92 & Jimmy Mayfield Blvd., Parcel ID Number 0517-025. Annexation & Rezoning Request for 29.63 acres from Fayette County R-40 to City of Fayetteville R-THC PUD to develop a residential community. File# 16-022 (Revised Plan). – Motion to Table until next month's meeting Collins, Second Anderson. *Approved unanimously.*

3. Fayette Ventures, LLP.; Hwy 92 & Jimmy Mayfield Blvd.; Parcel ID Numbers 0517-028, 0518-118, 0518-0119, 0518-0120, 0518-0121. Rezoning Request for approximately 69 acres from OS, C-3 to R-THC PUD. File# 16-023 (Revised Plan). – Motion to Table until next month's meeting Anderson, Second Collins. *Approved unanimously.*

NEW BUSINESS

4. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning, Division 4- State Highway/Jimmy Mayfield Corridor Overlay District. (section 94-203). – Motion to Approve – Collins, Second Renfroe. *Approved unanimously.*

5. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning, Article XIII.- Telecommunications Antennas and Towers. (section 94-521 through 94-527). – Motion to Approve – Renfroe, Second Collins. *Approved unanimously.*

**P&Z / BUILDING DEPARTMENT
JANUARY 2017 MONTHLY REPORT**

P&Z COMMISSION MEETING JANUARY, 2017 *(continued)*

6. Meritage Homes of Georgia, Inc., 295 & 305 Oakleigh Manor Drive, Parcel ID Numbers 0517-028, 0517-028. Variance request to reduce the required 45 feet front yard building setback line in R-22 zoning to 20 feet. File # 16-028– Motion to Approve variance for a minimum lot width of 100ft for lots 57 & 58. – Reeves, Second Renfroe. *Approved unanimously.*

7. AZN Sandwich Bar, 790 Glynn Street South, Suite A, Parcel ID Number 0517-011. Public Art Enhancement Application. – Motion to deny the statue as a Public Art Enhancement – Collins, Second Reeves. For: Collins, Reeves, Spencer, Anderson. Opposed: Renfroe
Motioned carried 4-1-0

Motion to change elevation of fruit wall to match the white column in height and width- Renfroe, Motion died for lack of a second

Motion to Approve fruit wall as presented- Anderson, Second Spencer. For: Anderson, Spencer, Collins. Opposed: Renfroe, Reeves
Motion carried 3-2-0

Motion to Deny Overt Green color for awnings and have applicant work with city staff on an acceptable color of green -Anderson, Second Collins. For: Anderson, Collins, Spencer. Opposed Renfroe, Reeves.
Motion carried 3-2-0

STAFF REPORTS

8. Carl J. Mowell & Son Funeral Home, 180 North Jeff Davis Drive, Parcel ID Number 0523-010597. Special Exception request to allow a funeral home with crematory in a C-2 zoning district. File # 17-001. Ms. Prince reported that Mowell had previously requested to amend our Ordinance to include crematorium in a C-2 zoning instead she suggested a special exception request.

9. The Shops @ Lafayette, 139 Glynn Street South, Parcel ID Number 0523-01036. Revised elevations with second floor for residential units. File # 17-002. Ms. Brown reported that the applicant is requesting revised elevations to add upper level residential units to the previously approved retail strip. He will be coming back with full renderings. The main concern is what type balconies.

P&Z / BUILDING DEPARTMENT JANUARY 2017 MONTHLY REPORT

P&Z COMMISSION MEETING JANUARY, 2017 *(continued)*

10. Temp Davis, 405 Burch Road, Parcel ID Number 0522-17012. Variance request to reduce the required 30-foot front yard setback on a minor street in R-30/PUD zoning district to 15 feet. File # 17-003. Ms. Gardiner reported that applicant is requesting a variance to build a home on the property. Property has two issues, the 100 year flood plain covers one third to one half of the property and there is a very steep slope. As a result, there appears to be a hardship of the land which suggests that a variance may be appropriate.

11. Bishop-Thiem, 260 1st Manassas Mile, Parcel ID Number 0516-016. Amendment to Special Exception Condition #8 that "All septic materials awaiting treatment onsite will be stored in sealed storage or sealed truck until they are loaded into the dewatering cylinders." Ms. Brown reported that we approved a Special Exception back in August 2015 to add solid separation processing to their current septic business. Special Exception was approved with nine conditions and the applicant is asking for relief from condition #8. I believe they should be asking for relief from condition #6. The City Engineer stated a full review could not be completed as several items need to be addressed and a resubmittal will be necessary addressing each item listed in the memo from Cary Dial ISE.

Chair Murphy called for a motion to adjourn.

Motion to adjourn – Collins, Second Renfroe. *Approved unanimously*

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

JANUARY 12, 2017

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

1. **The Shops @ Lafayette-** 139 North Glynn Street
Architectural Review- Elevation Plans /Addition of six (6) second story residential units to the previously approved retail center. **-Denied as presented.** Applicant needs to provide a revised rendering for additional review by committee. (detailed rendering of upper level- same as original submittal)

P&Z / BUILDING DEPARTMENT JANUARY 2017 MONTHLY REPORT

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY(CONTINUED)

Previously approved Materials & Colors:

Brick: Savannah Grey – middle and 2 end caps

Brick: Artisan Antique – 2nd & 4th suites

Doors & Trim: Middle Suites/- SW2853 -New Colonial Yellow

Doors & Trim: End Caps/ - SW0024- Curio Gray

Doors & Trim: 2nd & 4th suites/ -SW2803- Rookwood Terra Cotta

All Awnings: Galvalume Silver

Black Gooseneck Lights

Committee Recommendations:

Juliet balconies on the front of the building with patios (outdoor living space for residents) located in the rear.

Brick on upper level corners need the same detail as lower level (quoins, etc.

Upper level parapet cap needs the same detail as shown on the original submittal.

Window treatments are needed because of the height of the windows.

Decorative lighting needed (gooseneck lighting, etc.)

2. **Gremlin Growlers-** 101 South Glynn Street

Sign Review- Two wall signs, one hanging blade sign (resubmittal based on AAAC recommendations)

Approved with recommendations

Front Wall Sign:

Black Aluminum Arch- with white vinyl graphics

Backer: ¼” Black aluminum with ½” spacers

Sign: 1/8 ” aluminum adhered to backer

Font: Mason Alternate

Colors:

Dog ear accent and collar: Benjamin Moore HC-50 Georgian Brick

Background: Benjamin Moore HC-6 Windham Cream

Dog: Benjamin Moore HC-295 Hale Orange

Back Wall Sign: Same as front wall sign

Blade Sign: Same as wall signs- will hang from a chain on existing bracket.

Committee Recommendations:

Front wall sign: Consider placing the sign arch under the brick arch on the building to make the wall sign look more like the blade sign.

If you choose to leave the sign arch on the brick arch of the building, scale up the size of the wall sign. (expand sign horizontally to bring in closer proximity to the arch.

Blade sign: Add 3 inch rim to give the appearance of depth. (mimic look of the wall sign.

Blade sign should hang from a decorative wrought iron support.

3. **AZN Sandwich Bar-** 790 South Glynn Street

PAE Review-Statue- **Denied as presented**

P&Z / BUILDING DEPARTMENT

JANUARY 2017 MONTHLY REPORT

Committee Comments:

The statue and fruit wall do not qualify as PAE (Public Art Enhancement) per the definitions in Section 94-194.7 of the City of Fayetteville Code of Ordinances.

Change in awning color requires approval by the Planning and Zoning Commission per Section 94-208 of the City of Fayetteville Code of Ordinances.

Applicant will need to file a Revised Elevations application with the Planning and Zoning Department to be placed on the Planning and Zoning Commisison agenda for approval or denial of statue, fruit wall, and awning color change.

4. **Margarita Momma's Bourbon St Grille** –119 East Stonewall Avenue .

Sign Review- Wall Sign & Hanging Blade sign

Denied as presented. Signage exceeds allowable limit

Applicant needs to provide a revised rendering of wall sign for additional review by committee

Wall Sign:

Base: Signabond (aluminum composit)

Backer: ¼" Black aluminum with ½" spacers

Sign: 1/8 " aluminum adhered to backer

Colors:

Benjamin Moore HC-122 Barrington Green

Benjamin Moore HC-4 Hawthorne Yellow

Benjamin Moore HC-75 Maryville Brown

Benjamin Moore HC-74 Vally Forge Brown

Benjamin Moore HC-153 Marlboro Blue

Benjamin Moore HC-156 Blue

Chrome Green

Red 2080-10

Blade Sign: Same as wall sign

Per sign ordinance applicant is allowed a combined total of 33 square feet of signage. (22 linear feet of building frontage x 1.5) Wall sign as submitted is 32 sf.

Per sign ordinance hanging signs are limited to 6 square feet. Blade sign as submitted is 10.5sf.

Committee Recommendations:

A monochromatic wood cut wall sign in neutral colors would complement the blade sign.
(committee member Vasin Douglas to provide an example for the applicant)

Or

The wall sign should have the same blue framing as the blade sign (it needs its own environment)

Wall sign should have a border and outlined letters; drop shadows.

Wall sign needs a thicker backing (refer to example of the 4" backing on the Gremlin Growlers sign the committee has provided)

Red on parrot is not an approved historic color. Committee recommends Valspar 1010-1 (Lafonda Fireberry Red) or similar historic color.



P&Z / BUILDING DEPARTMENT JANUARY 2017 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%
4th Q 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	5.00%	10.04%

Overall Vacancy Rate = 7.18%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	January 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	0	0
Rezoning	0	0	0
Preliminary Plat	0	0	2
Site Development Plan	0	0	0
Elevation Plan	1	1	0
Variance	1	1	0
Special Exception	0	0	1
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances or Bylaws	2	2	0
Comprehensive Plan Text or Future Land Use Map Update	0	0	0
Totals	4	4	3

BUILDING PERMIT ACTIVITY REPORT

JANUARY 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
76	Permits/Inspection Fees	\$14,123.90	\$14,123.90	\$21,518.82
3	Impact Fees	\$21,121.44	\$21,121.44	\$9,742.32
79	TOTALS	\$35,245.34	\$35,245.34	\$31,261.14

NEW RESIDENTIAL ACTIVITY			
	JANUARY-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	0	0	4
Single Family CO's Issued	3	3	2

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

[illegible]

P&Z / BUILDING DEPARTMENT JANUARY 2017 MONTHLY REPORT

SUBDIVISION LOTS PERMIT STATUS 2000 - 1/31/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Oakleigh Manor	October 2016	77	5	72
TOTAL	TOTALS	1033	873	160

0 Single Family Permits issued in January, 2017